




City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Tess Nguyen, Associate Planner 
DATE: December 8, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 09-023 (CALVARY CHAPEL OF THE HARBOUR—PETER'S LANDING)

APPLICANT: Michael Adams, Michael C. Adams Associates, 21190 Beach Blvd. Huntington Beach, CA 92648

PROPERTY

OWNER: Doug Shea, INCO Company, 6621 E. Pacific Coast Highway, Suite 280, Long Beach, CA 90803

LOCATION: 16450 Pacific Coast Highway, 92649 (Peter's Landing—east side of Pacific Coast Highway, south of Anderson Street)

STATEMENT OF ISSUE:

- ♦ Conditional Use Permit No. 09-023 requests:
 - To establish a new religious assembly use for Calvary Chapel of the Harbour within an existing vacant 6,680 sq. ft. restaurant space, the first floor of the former Red Onion Restaurant.
- ♦ Staff's Recommendation:

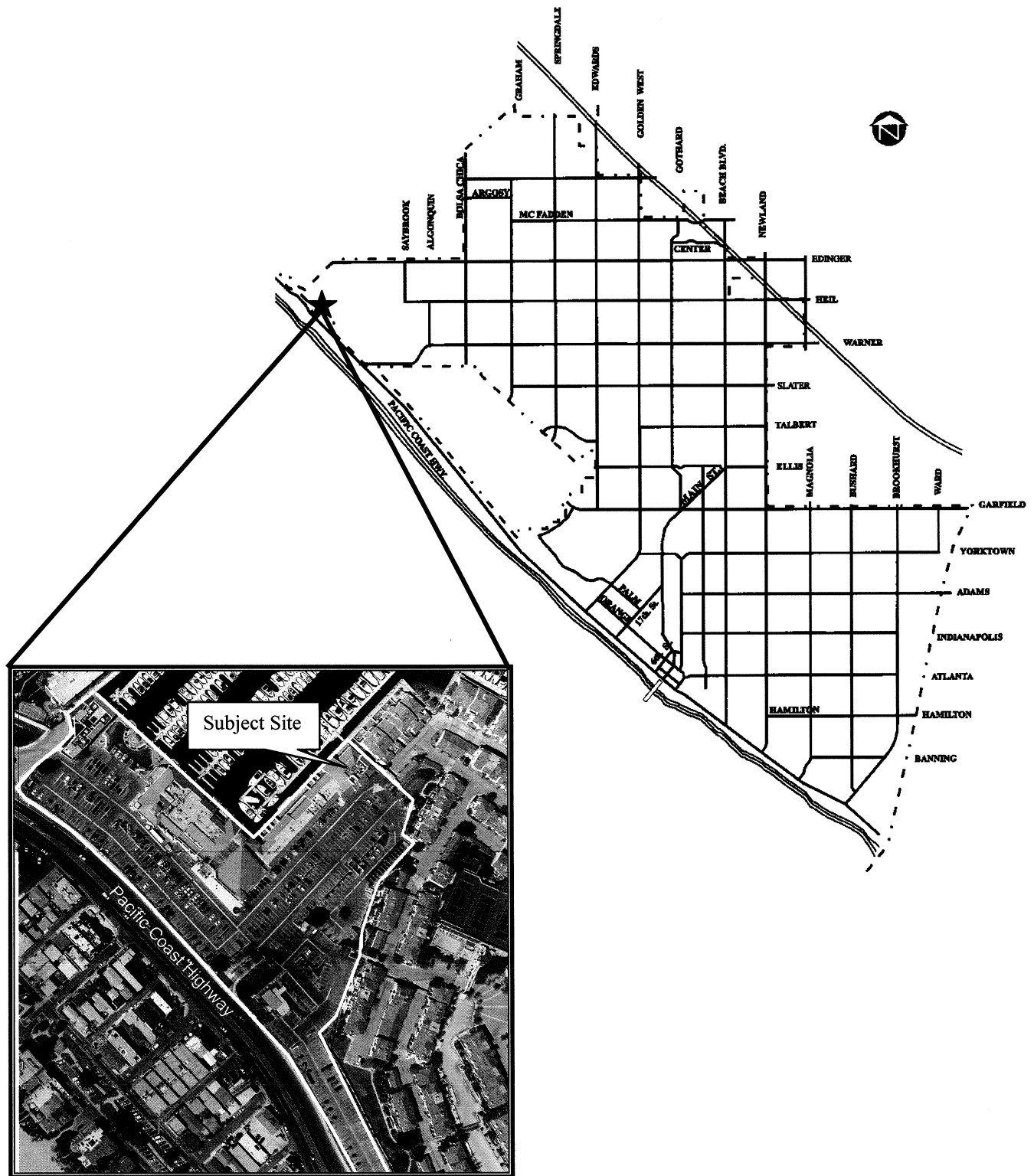
Approve Conditional Use Permit No. 09-023 based upon the following:

 - Consistency with the goals, objectives, and policies of the General Plan in encouraging the establishment of uses that support the needs of existing and future Huntington Beach residents when compatible with adjacent uses.
 - Fulfills the social and community needs of existing and future residents of Huntington Beach.
 - Promotes the renovation and adaptive reuse of buildings to achieve a diversity of land uses to support the needs of Huntington Beach residents.

RECOMMENDATION:

Motion to:

- A. "Approve Conditional Use Permit No. 09-023 with findings and suggested conditions of approval (Attachment No. 1)."



VICINITY MAP
 CONDITIONAL USE PERMIT NO. 09-023
 (CALVARY CHAPEL OF THE HARBOUR – 16450 PACIFIC COAST HIGHWAY)

ALTERNATIVE ACTION(S):

A. "Continue Conditional Use Permit No. 09-023 and direct staff accordingly."

B. "Deny Conditional Use Permit No. 09-023 with findings for denial."

PROJECT PROPOSAL:

Conditional Use Permit No. 09-023 represents a request for the following:

To establish a new religious assembly use for Calvary Chapel of the Harbour within an existing vacant 6,680 sq. ft. restaurant space, the first floor of the former Red Onion Restaurant.

The subject site is located within the Peter's Landing shopping center, a mixed use development consisting of commercial, office, and marina uses. Interior tenant improvements include a sanctuary, a fellowship hall, classrooms, and office spaces. The only exterior modification is the building paint color; the building will be repainted to match the rest of the shopping center. No structural alterations to the exterior of the building are proposed. The hours of operation for the church are between 8:00 AM and 3:30 PM, Sunday for services and classes; between 6:00 PM and 10:00 PM, Monday through Friday for study groups, prayer groups, and fellowship gatherings; between 8:00 AM and 12:00 PM, Saturday for men's and women's ministries; and between 8:00 AM and 5:00 PM, Monday through Friday for administrative office work. The following are anticipated attendances for different activities at the proposed church:

- | | |
|--|-------------------|
| ▪ Worship Services (Sunday morning) | up to 250 people |
| ▪ Sunday School (Sunday morning) | up to 75 children |
| ▪ New Believers (Monday night) | up to 50 people |
| ▪ Bible Study (Tuesday and Wednesday night) | up to 250 people |
| ▪ Prayer Meeting (Thursday night) | up to 150 people |
| ▪ Singles Study/Worship (Friday night) | up to 200 people |
| ▪ Men's Prayer and Accountability (Saturday morning) | up to 50 people |
| ▪ Living Well Women's Ministry (Saturday morning) | up to 200 people |

Background:

The Planning Commission approved Use Permit No. 76-23 to permit a 60,000 sq. ft. commercial/retail center on May 4, 1976. The California Coastal Commission approved Permit Number P-76-8742 for the construction of restaurants, commercial retail/office, marina, condominiums, and a 75-unit hotel on October 8, 1976. Past occupants of the subject site included the Red Onion Restaurant, Chicago Grill Restaurant, Sea Breeze Restaurant, and Tuscany Restaurant. The tenant space is currently vacant.

Study Session:

The following are issues that were raised during the Planning Commission Study Session on Tuesday, November 24, 2009:

▪ *Size of Office Space and Number of Staff Members*

The current size of the congregation is approximately 150 members with five employees. The proposed church is anticipated to have 250 members with 15 employees. Office space areas for the proposed church include two offices, totaling 248 sq. ft.

▪ *Schedule of Activities and Services*

The proposed hours of operation for the church vary during the week, depending on the day and the activities involved. Please refer to the Schedule of Services in Attachment No. 4 for more information.

▪ *Size of the Tenant Space*

The size of the proposed church is approximately 6,680 sq. ft.

▪ *Community Meeting*

The applicant held a community meeting at the subject site on Wednesday, November 18 to provide information to the surrounding residential properties of the proposed church use. Three members of the public along with church members attended the meeting. Two members of the residential development to the north of the subject site inquired about the different church activities and expressed that they were concerned with noise issues. One member of the residential development to the east of the subject site spoke in support of the church.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CV-F2-d (Commercial Visitor - 0.5 FAR-Design Overlay)	CV-CZ (Commercial Visitor - Coastal Zone)	Shopping Center
North of Subject Property (north of Anderson):	RH-30 (Residential High Density – 30 du/ac)	RH-CZ (Residential High Density - Coastal Zone)	Multi-family Residential
East of Subject Property:	OS-W (Water Recreation)	OS-WR-CZ (Open Space – Water Recreation Subdistrict – Coastal Zone); RM-CZ (Residential Medium Density – Coastal Zone)	Huntington Harbour; Multi-Family Residential
South of Subject Property:	RM-15 (Residential Medium Density – 15 du/ac)	RM-CZ (Residential Medium Density – Coastal Zone)	Multi-family Residential
West of Subject Property (west of PCH):	Outside City Limit-Sunset Beach (County of Orange)	Outside City Limit-Sunset Beach (County of Orange)	Commercial

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is CV-F2-d (Commercial Visitor – 0.5 FAR – Design Overlay). The proposed project is consistent with this designation and the goals, objectives, and policies of the City’s General Plan as follows:

A. Land Use Element

Policy LU 4.2.1 Require that all structures be constructed in accordance with the requirements of the City’s building and other pertinent codes and regulations; including new, adaptively reused, and renovated buildings.

Goal LU 7: Achieve a diversity of land uses that sustain the City’s economic vitality, while maintaining the City’s environmental resources and scale and character.

Goal LU 13: Achieve the development of a mix of governmental service, institutional, educational, and uses that support the needs of Huntington Beach residents.

Objective LU 13.1: Provide for the continuation of existing and development of new uses, such as governmental, administrative, public safety, human service, cultural, educational, and other uses that support the needs of existing and future residents and businesses.

Policy LU 13.1.2: Allow for the continuation of existing and development of new religious facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval.

B. Coastal Element

Policy C 1.2.1: Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule Table C-1.

The proposed establishment of the Calvary Chapel of the Harbour promotes renovation and re-use of the building and in a manner that will be consistent with the aforementioned goals and objectives of the City’s General Plan. The project is consistent with General Plan goals, objectives and policies, which encourage development of a mix of governmental service, institutional, educational and uses that support the needs of Huntington Beach residents and advocate development of new religious facilities where they are compatible with adjacent uses.

Zoning Compliance:

This project is located in the Visitor-Serving Commercial in the Coastal Zone, within an existing commercial building and complies with all of the requirements of that zone. There is no physical expansion to the square footage of the building proposed as part of this request. Proposed modifications will include interior tenant improvements to construct a sanctuary, a fellowship hall, classrooms, and office spaces and repainting the exterior building walls to match the rest of the shopping center. The

proposed religious assembly use requires no additional parking based on the required parking for the previous approved eating and drinking establishment use.

Urban Design Guidelines Conformance:

The proposed exterior modification (painting of building wall) is in conformance with the Urban Design Guidelines, Chapter 4. The proposed building wall color will be compatible with the shopping center.

Environmental Status:

The proposed project is Categorically Exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act, which states that minor alterations to existing or approved structures are exempt from further environmental review.

Coastal Status:

The proposed project is located within an appealable portion of the Coastal Zone. A Coastal Development Permit (P-76-8742) was previously approved by the Coastal Commission in October 1976 for the construction of restaurants, commercial retail/office, marina, condominiums and a 75-unit hotel. Religious assembly uses are currently not allowed in the Commercial Visitor (CV) Zoning District. Zoning Text Amendment No. 09-006 to amend Chapter 211 (Commercial Districts) to allow religious assembly uses in the Commercial Visitor Zoning District subject to a Conditional Use Permit and Local Coastal Program Amendment No. 09-003 to amend the Local Coastal Program in accordance with the Zoning Text Amendment were approved by the City Council on November 16, 2009. The Local Coastal Program Amendment will be forwarded to the California Coastal Commission for certification. The proposed religious assembly use within the Peter's Landing shopping center, located in the Commercial Visitor Zoning District, will not become effective until the California Coastal Commission certifies Local Coastal Program Amendment No. 09-003. The Conditional Use Permit has been conditioned to prohibit the use from occupying the suite until such time as the use is permitted pursuant to the Huntington Beach Zoning and Subdivision Ordinance.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Building & Safety, Fire, Public Works and Planning have reviewed the application and identified applicable code requirements (Attachment No. 3).

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on November 26, 2009, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), tenants at the commercial center, applicant, and interested parties. As of November 30, 2009, one communication supporting the request has been received. In addition, five members of the public spoke in support of the project at the Planning Commission Study Session on November 24, 2009.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

October 19, 2009

MANDATORY PROCESSING DATE(S):

December 19, 2009

Conditional Use Permit No. 09-023 was filed on August 11, 2009, and deemed complete October 19, 2009.

ANALYSIS:

The primary issues to consider with the proposed religious assembly use are related to the compatibility with surrounding land uses and compliance with the required on-site parking provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The following provides a discussion of these issues:

Land Use Compatibility

The subject site is located within the Peter's Landing shopping center, a mixed use development consisting of commercial, office, and marina uses. The subject building was utilized for a restaurant use in the past and is proposed to be utilized for a religious assembly use. In considering the issue land use compatibility, the proximity of the existing building and its activities to adjacent uses is analyzed. The uses surrounding the subject building include multi-family residential uses to east and south, marina use to the north, and commercial uses to the west (the remainder of the shopping center). The proposed use will provide services such as worship, religious instruction, and outreach programs and seminars. All church activities will be conducted entirely in the interior of the building. The subject building is separated from the nearest residential properties to the east by approximately 20 feet and to the south by approximately 50 feet. An existing six-foot high block wall surrounds the perimeter of the subject site which will minimize potential noise impacts. The separation between the subject building and adjacent residential buildings, along with the existing block wall, are adequate to buffer the proposed assembly use from the residential use. To further protect the adjacent residential uses from the potential noise impacts of the church, conditions of approval are imposed to prohibit outdoor church activities, including activities occurring in the parking lots, without prior City review and approval of applicable permits. In addition, the project is conditioned to prohibit amplified exterior noises related to the church. Based on the above, the proposed religious assembly use will be compatible with the adjacent residential properties because church activities will be conducted inside, the subject building is separated from residential buildings, and conditions of approval are imposed to minimize potential impacts of the church.

Parking

The existing commercial, restaurant, office, and marina uses within the Peter's Landing shopping center have a parking requirement of 793 spaces. The previous restaurant space was 7,547 sq. ft., which required a total of 75 parking spaces based on a ratio of one parking space per 100 sq. ft. of floor area. The new assembly use is proposing to occupy 6,680 sq. ft., which requires only 67 parking spaces based on a ratio of one parking space per 35 sq. ft. of floor area for assembly use (2,342 sq. ft. of sanctuary area). The change of use would result in less of a demand for parking spaces. Based on the above, the proposed use would comply with the off-street parking requirements of the HBZSO.

The proposed religious assembly use will be compatible with surrounding land uses because church activities will be conducted inside the building and potential noise impacts will be buffered by the block wall and the 20 ft. to 50 ft. separation of the subject site from the adjacent residential buildings. The proposed use is also in compliance with the required on-site parking provisions of the HBZSO. The project results in renovation and re-use of the building in a manner that will be consistent with the goals and objectives of the City's General Plan.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval – CUP No. 09-023
2. Site Plan and Floor Plan received and dated August 11, 2009
3. Code Requirements Letter dated October 26, 2009 (for informational purposes only)
4. Project Narrative received August 11, 2009, September 18, 2009, and November 2, 2009
5. Letter Received Regarding the Proposed Project

SH:HF:TN:lw

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 09-023

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301, Class 1, of the CEQA Guidelines, which states that minor alterations to existing or approved structures are exempt from further environmental review.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 09-023:

1. Conditional Use Permit No. 09-023 for the establishment of a new religious assembly use for Calvary Chapel of the Harbour within an existing vacant 6,680 sq. ft. restaurant space will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed assembly use will provide adequate onsite parking in accordance with applicable code requirements. The proposed church will not create adverse noise impacts to the surrounding residential properties because all activities will be conducted entirely in the interior of the building and there is an existing six-foot high block wall that surrounds the perimeter of the subject site which will minimize potential noise impacts. In addition, the subject building is separated from the nearest residential properties to the east by approximately 20 feet and to the south by approximately 50 feet. The proposed religious assembly use will be compatible with the adjacent residential properties because church activities will be conducted inside and the subject building is separated from residential buildings.
2. The conditional use permit will be compatible with surrounding uses because it provides for the adaptive renovation and re-use of the building for a community serving use which is consistent with the goals and objectives of the City's General Plan. The proposed assembly represents the development of a new religious facility where it will be compatible with adjacent uses and supports the needs of Huntington Beach residents.
3. The proposed religious assembly use will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition required for the proposed use in the district in which it will be located. The proposed use will comply with the on-site parking requirements of the Huntington Beach Zoning and Subdivision Ordinance. There is no physical expansion proposed as part of the request and the use will comply with all building occupancy/exiting requirements.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Commercial Visitor on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Policy LU 4.2.1 Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively reused, and renovated buildings.

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic vitality, while maintaining the City's environmental resources and scale and character.

Goal LU 13: Achieve the development of a mix of governmental service, institutional, educational, and uses that support the needs of Huntington Beach residents.

Objective LU 13.1: Provide for the continuation of existing and development of new uses, such as governmental, administrative, public safety, human service, cultural, educational, and other uses that support the needs of existing and future residents and businesses.

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B. Coastal Element

Policy C 1.2.1: Accommodate existing uses and new development in accordance with the Coastal Element Land Use Plan and the Development and Density Schedule Table C-1.

The proposed establishment of the Calvary Chapel of the Harbour promotes renovation and re-use of the building and in a manner that will be consistent with the aforementioned goals and objectives of the City's General Plan. The project is consistent with General Plan goals, objectives and policies, which encourage development of a mix of governmental service, institutional, educational and uses that support the needs of Huntington Beach residents and advocate development of new religious facilities where they are compatible with adjacent uses.

SUGGESTED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 09-023:

1. The site plan and floor plans received and dated August 11, 2009 shall be the conceptually approved design
2. The church use shall not be effective until Local Coastal Program Amendment No. 09-003 is certified by the California Coastal Commission to allow religious assembly in the Commercial Visitor (CV) Zoning District. No building permits for the tenant improvements for the use or a Certificate of Occupancy shall be issued until such time as the use is permitted by the Huntington Beach Zoning and Subdivision Ordinance.
3. The use shall comply with the following:

- a. Hours of operation shall be limited to between 8:00 AM to 3:30 PM, Sundays for services and classes, between 6:00 PM to 10:00 PM, Mondays through Fridays for study groups, prayer groups, and fellowship gatherings, between 8:00 AM and 12:00 PM, Saturdays for men's and women's ministries, and between 8:00 AM and 5:00 PM, Mondays through Fridays for administrative office work.
 - b. Only the uses described in the project narrative received and dated August 11, 2009 and September 18, 2009 shall be permitted.
 - c. No church related activities shall be permitted outdoors without prior City review and authorization of applicable permits.
 - d. Use of parking areas for uses other than parking shall be prohibited without prior City review and authorization of applicable permits.
 - e. There shall be no exterior amplified sound, music, or public address announcements associated with the church.
4. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).
 5. The development services departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

RECEIVED

AUG 11 2009

Huntington Beach
PLANNING DEPT.

CALVARY CHAPEL OF THE HARBOUR

AREA TABULATION

SANCTUARY	2,342 SQ.FT.
FOYER	460 SQ.FT.
STAGE	449 SQ.FT.
BACK STAGE	221 SQ.FT.
OFFICE	167 SQ.FT.
ADMIN.	81 SQ.FT.
FELLOWSHIP HALL	560 SQ.FT.
SERVICE PREP. HALL	119 SQ.FT.
WOMANS	403 SQ.FT.
MENS	377 SQ.FT.
CHILDS	212 SQ.FT.
CLASS 1 CLASS 2	88 SQ.FT.
CLASS 3	363 SQ.FT.
CLASS 4	163 SQ.FT.
CLASS 5	159 SQ.FT.
CLASS 6	159 SQ.FT.
INTERIOR WALLS	238 SQ.FT.
TOTAL	6,680 SQ.FT.

SHEET INDEX

- T TITLE SHEET
- A1 SITE PLAN
- A3 FLOOR PLAN

A9 EXTERIOR ELEVATIONS

PROJECT SUMMARY

OWNER REPRESENTATIVE: INCO COMPANY
DOUGLAS SHEA
6621 E. PACIFIC COAST HWY #280
HUNTINGTON BEACH, CA 92603
(562) 786-1355

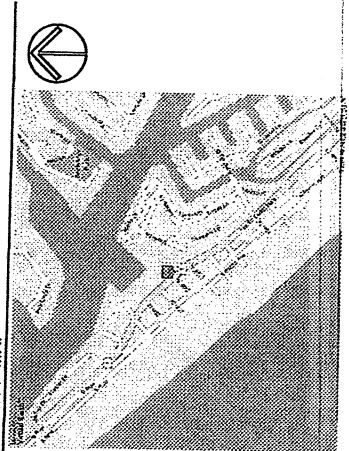
TENANT: CALVARY CHAPEL OF THE HARBOR
16450 PACIFIC COAST HWY.
(714) 842-2179

BLDG. CLASSIFICATION: ASSEMBLY-3

TYPE OF CONSTRUCTION: TYPE VA

CODES: 2007 EDITIONS OF THE CBC, OMC, CPC, CFC, CEC AND TITLE 24

VICINITY MAP



FLOOR PLAN

TENANT IMPROVEMENTS FOR
CALVARY CHAPEL OF THE HARBOR
16450 PACIFIC COAST HWY.
HUNTINGTON BEACH CA 92647

M & M DESIGN BUILD GROUP
PO BOX 1126
HUNTINGTON BEACH CA 92647
714 842 2179

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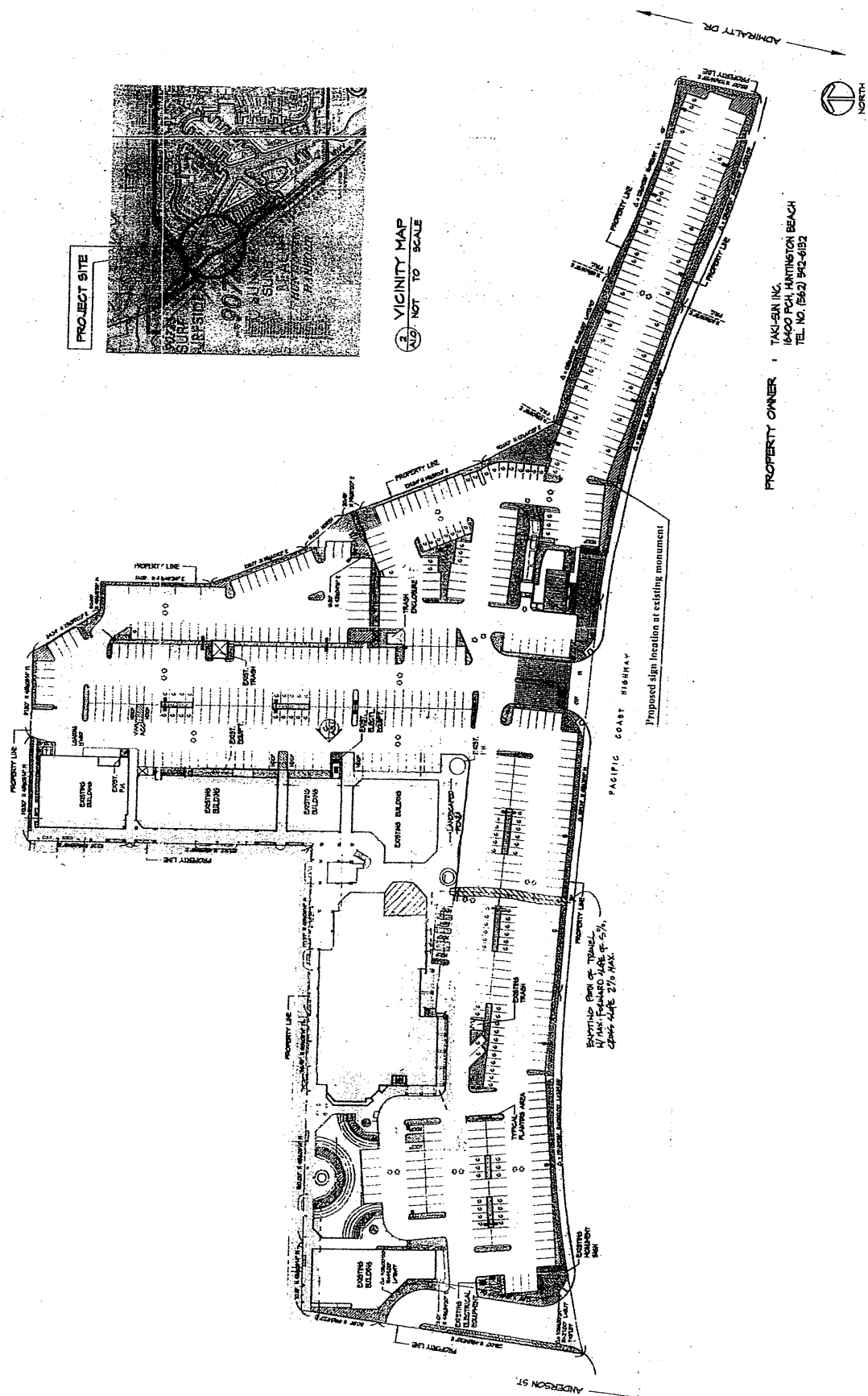
CLIP 09/11/09

M & M DESIGN BUILD GROUP
HUNTINGTON BEACH CA 92647
714 842 2179

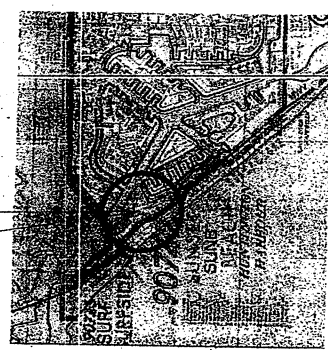
SITE PLAN

TENANT IMPROVEMENTS FOR
16450 PACIFIC COAST HWY.
CALVARY CHAPEL OF THE HARBOR
HUNTINGTON BEACH CA 92649

A1



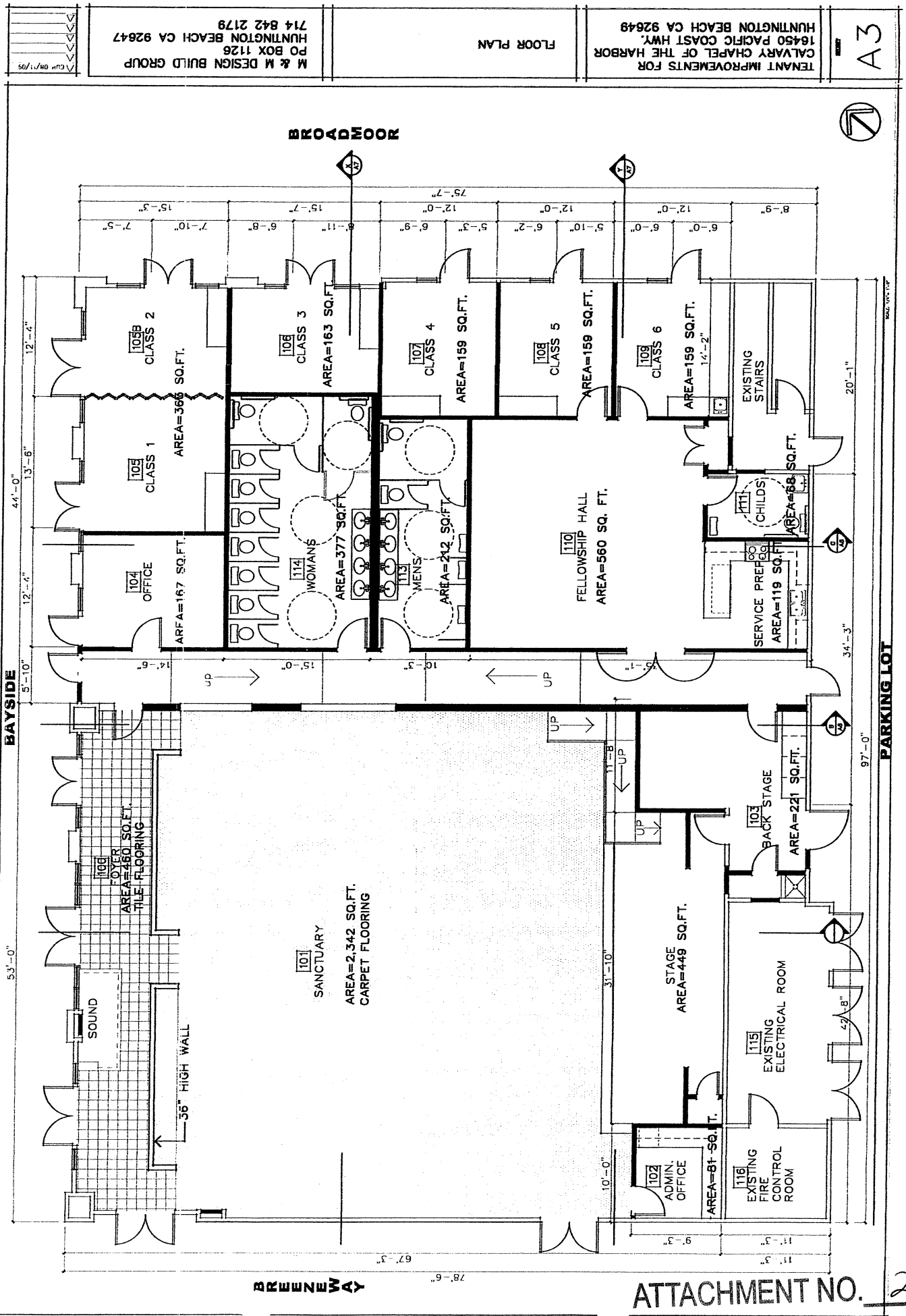
PROJECT SITE

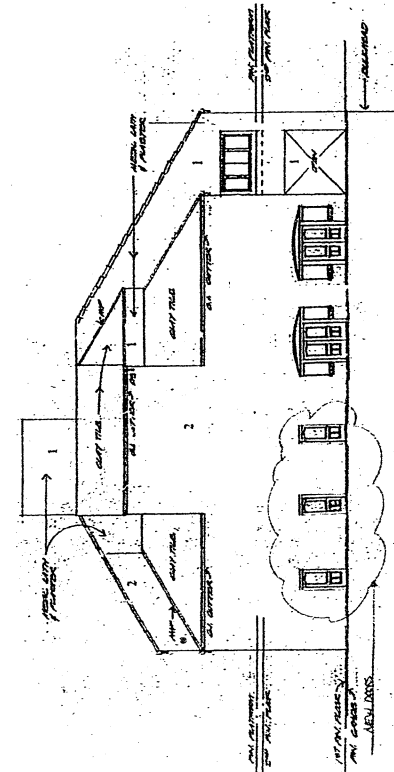
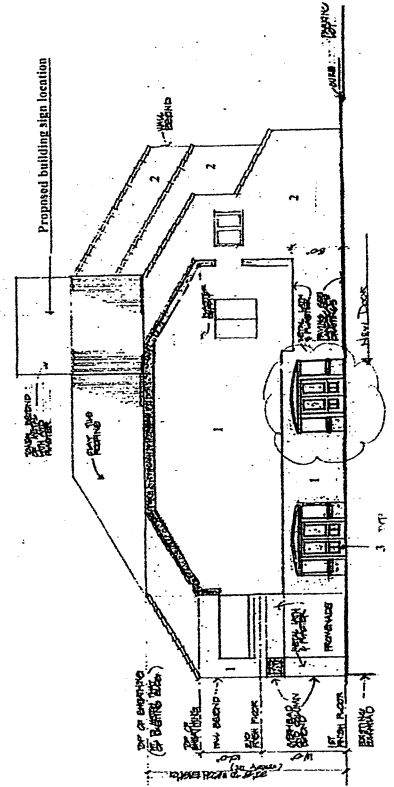
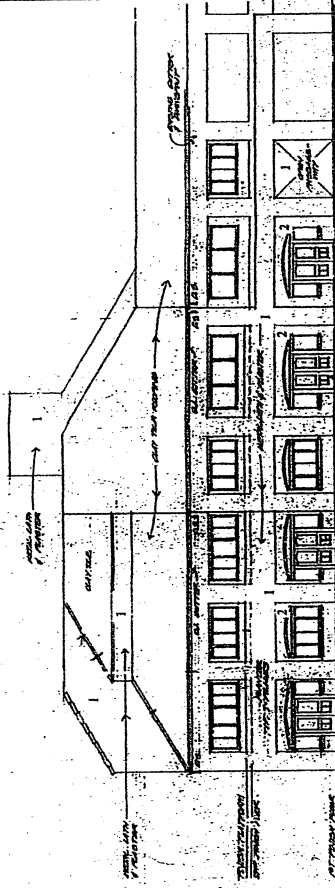
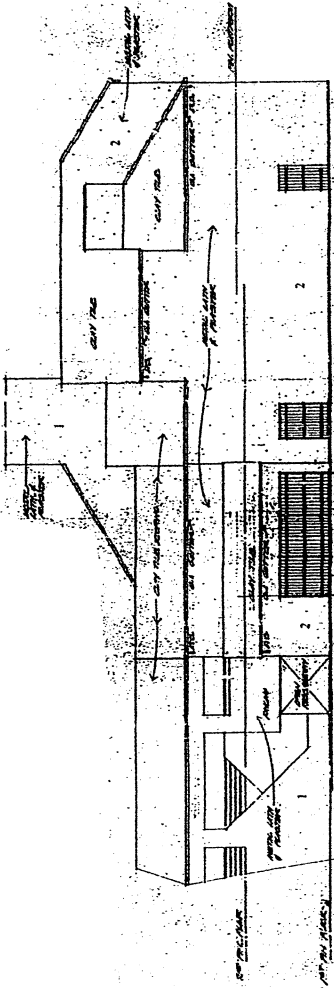


2 VICINITY MAP
1" = 100'

PROPERTY OWNER : TAK-SEN INC.
16450 PCH HUNTINGTON BEACH
TEL. NO. (562) 942-8192

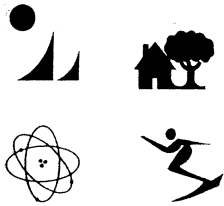
LEGAL DESCRIPTION : ASSessor'S PARCEL NO. 17B-441-2,
17B-441-3, 17B-441-4, 17B-441-5
TIDE LANDS LOCATION # 141
TRACT : NTR PH. 17B-441-5 PARCELS 1, 2
BLOCK : 98 B, LOT 2 UN





1. Building perimeter landscape to be modified and/or replaced under separate permit approved by city and landlord
2. Signage requires city and landlord approval
 1. See plans for sign location
 2. See attached sign criteria

3. Proposed exterior paint color to be approved by city and landlord
 1. Existing: Existing beige color to remain
 2. Fratee: Barge # CL2695D
 3. Fratee: Lost Luggage # CL2697N



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

October 26, 2009

Michael C. Adams
21190 Beach Boulevard
Huntington Beach CA 92648

**SUBJECT: CONDITIONAL USE PERMIT NO. 2009-023 (CALVARY CHAPEL OF THE
HARBOUR)—16450 PACIFIC COAST HIGHWAY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Adams:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1744 (tnghuyen@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

TESS NGUYEN
Associate Planner

Enclosures

c: Gerald Caraig, Building & Safety Department – 714-374-1575
Darin Maresh, Fire Department – 714-536-5531
Bob Milani, Public Works Department – 714-374-1735
Project File

Herb Fauland, Planning Manager
Jason Kelly, Planning Department
Doug Shea, Property Owner

ATTACHMENT NO. 3.1



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: OCTOBER 26, 2009

PROJECT NAME: CALVARY CHAPEL OF THE HARBOUR

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 09-195

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 09-023

DATE OF PLANS: AUGUST 11, 2009

PROJECT LOCATION: 16450 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744/ tnguyen@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT OF A NEW CHURCH USE FOR CALVARY CHAPEL OF THE HARBOUR WITHIN AN EXISTING VACANT RESTAURANT SPACE (6,680 SQ. FT.— THE FIRST FLOOR OF THE FORMER RED ONION RESTAURANT) AT PETER'S LANDING SHOPPING CENTER.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The site plan and floor plan approved by the Planning Commission shall be the conceptually approved design.
2. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
3. Conditional Use Permit No. 09-023 shall not become effective until the ten calendar day appeal period from the date of Planning Commission approval of the entitlements has elapsed.
4. Conditional Use Permit No. 09-023 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.

5. The Planning Commission reserves the right to revoke Conditional Use Permit No. 09-023 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
6. The use shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
7. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
8. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Zoning Administrator's action.
10. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.
11. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.



**CITY OF HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: SEPTEMBER 2, 2009
PROJECT NAME: CALVARY CHAPEL OF THE HARBOUR
DATE OF PLANS: AUGUST 11, 2009
PROJECT LOCATION: 16450 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT OF A NEW CHURCH USE FOR CALVARY CHAPEL OF THE HARBOUR WITHIN AN EXISTING VACANT RESTAURANT SPACE (6,8400 SQ. FT. - THE FIRST FLOOR OF THE FORMER RED ONION RESTAURANT) AT PETER'S LANDING SHOPPING CENTER.

The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the current state building codes adopted by the City at the time of permit application submittal. Currently they are 2007 California Building Code (CBC), 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. A building permit shall be required to allow the change of use of the commercial space to religious assembly. Plans shall be required to be prepared and wet stamped and signed by a California licensed architect. Plans shall include building code analysis for building type, occupancy and exiting as well as disabled accessibility requirements.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: AUGUST 31, 2009

PROJECT NAME: CALVARY CHAPEL OF THE HARBOUR

ENTITLEMENTS: PLANNING APPLICATION NO. 2009-0195

PROJECT LOCATION: 16450 PACIFIC COAST HIGHWAY, HUNTINGTON BEACH, CA

PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744/ tnguyen@surfcity-hb.org

PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT OF A NEW CHURCH USE FOR CALVARY CHAPEL OF THE HARBOUR WITHIN AN EXISTING VACANT RESTAURANT SPACE (6,480 SQ. FT.--THE FIRST FLOOR OF THE FORMER RED ONION RESTAURANT AT PETER'S LANDING SHOPPING CENTER.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 13, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Fire Suppression Systems

Fire Alarms

Fire Alarm System is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *IBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)

Modification, additions, or deletions to an existing fire alarm system shall require that separate plans (three sets) shall be submitted to the Fire Department for permits and approval. Any extended interruption of the fire alarm system operation will require a "fire watch", approved by the Fire Department. Reference compliance with XXXX in the plan notes. **(FD)**

Fire Sprinklers

Automatic Fire Sprinklers are required. NFPA13 Automatic fire sprinkler systems are required per Huntington Beach Fire Code for new buildings with "fire areas" 5000 square feet or more. An addition of square footage to an existing building also triggers this requirement.

Separate plans (three sets) shall be submitted to the Fire Department for permits and approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes, and 24-hour central station monitoring.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the Huntington Beach Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

Modification, additions, or deletions to an existing automatic fire sprinkler system or fire alarm system shall require that separate plans (three sets) shall be submitted to the Fire Department for permits and approval. Any extended interruption of the fire sprinkler system operation will require a "fire watch", approved by the Fire Department. Reference compliance with City Specification # 420 - Automatic Fire Sprinkler Systems and NFPA 13 in the plan notes. **(FD)**

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**

Building Design

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Posting Of Room Occupancy is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per HBFC sec. 1004.3 (FD)

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 604.2.4 and UBC 1003.2.9. (FD)

Exit Ways and Aisles Plan is required for this project. HBFC section 408.2.1. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. (FD)
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 3, 2009

PROJECT NAME: CALVARY CHAPEL OF THE HARBOR

PLNG APPLICATION NO: 2009-0195

ENTITLEMENTS: CUP 09-23

DATE OF PLANS: AUGUST 11, 2009

PROJECT LOCATION: 16450 PACIFIC COAST HIGHWAY

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: 714-374-1744 / TNGUYEN@SURFCITY-HB.ORG

PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *BM*

TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT OF A NEW CHURCH USE FOR CALVARY CHAPEL OF THE HARBOR WITHIN AN EXISTING VACANT RESTAURANT SPACE (6,480 SQ. FT. - THE FIRST FLOOR OF THE FORMER RED ONION RESTAURANT AT PETER'S LANDING SHOPPING CENTER

ATTACHED: SITE PLAN & NARRATIVE

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

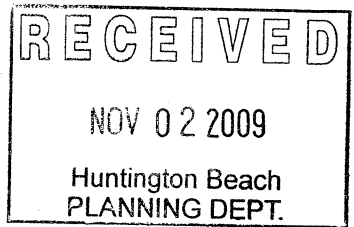
1. An Improvement Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
 - a. The existing sewer lateral may potentially be utilized if it is of adequate size, conforms to current Public Works Standards and is determined to be in serviceable condition by submitting a video of the lateral. If the sewer is determined to be inadequate, a new sewer lateral shall be installed, connecting to the main in the parking lot, per Public Works Standards. (ZSO 230.84)
 - b. Separate backflow protection device shall be installed per Water Division Standards for domestic water service. (Resolution 5921 and Title 17)
 - c. The existing fire backflow protection device shall be removed and replaced with a backflow protection device that conforms to the current Water Division Standards. (ZSO 230.84)
2. The developer shall submit for approval by the Fire Department and Water Division, a hydraulic water analyses to ensure that fire service connection from the point of connection to City water main to the backflow protection device satisfies Water Division standard requirements; and also to verify that on-site pipeline diameter is adequately sized to satisfy fire flow requirement.
3. A Landscape Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)
 - a. Standard landscape code requirements apply. (ZSO 232)
4. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
5. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

1. An Encroachment Permit shall be issued for all on-site work on City's sewer and water facilities. (MC 17.05)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

1. Complete all improvements as shown on the approved improvement and landscape plans. (MC 17.05)
2. All new utilities shall be undergrounded. (MC 17.64)
3. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)



NARRATIVE

LOCATION: 16450 Pacific Coast Highway, Suite 100, Huntington Beach

REQUEST: To permit the establishment of a new religious assembly use for Calvary Chapel of The Harbour within an existing 6,680 sq. ft. commercial suite in the Peter's Landing Commercial Center. The suite was previously occupied by various restaurant tenants over the years dating back to the Red Onion Restaurant and Cantina in the early 1980's.

The congregation currently has approximately 150 members who meet at the Sunset Beach Women's Club. The new church facility will allow the church to occupy a restaurant space which has been vacant for 5 years while sharing the commercial parking lot during off-peak hours.

Peter's Landing currently provides 797 parking spaces for the commercial tenants. Based on the City's parking ordinance, 793 parking spaces are currently required leaving a 4 space surplus on the property. The restaurant space requires a total of 75 parking spaces based on a 1:100 sq. ft. ratio. The new church use would require 67 spaces in the same space based on a sanctuary size of 2,342 sq. ft. resulting in less of a demand than the restaurant use. See attached Peter's Landing Parking Analysis (dated 6/8/09).

To further reduce any perceived impact from the church use, the Calvary Chapel of the Harbour proposes to operate during off-peak hours including weekdays after 5PM and on weekends. The church's peak use would occur during Sunday services between 8AM and 2PM. See attached Hours of Operation (dated 7/16/09) for Peter's Landing tenants. No school use is proposed with the church aside from Sunday School children classes in conjunction with Sunday Services.

Proposed hours:
Sunday – Services, Sunday religious classes (8AM – 3:30PM)
Monday-Friday – Study groups, prayer groups, weekly fellowship gatherings (6PM – 10PM); light use during normal business hours
Saturday (8AM – 12PM) Men's and Women's ministries
See Schedule of Services for times of specific events

ZONING AND
GENERAL PLAN:

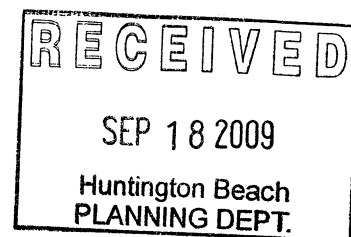
The property is currently zoned Commercial Visitor; General Plan designation is Commercial Visitor

SURROUNDING
USES:

North – Multifamily residential /Huntington Harbour
East and West – Multifamily residential
South – Commercial (across PCH)

ATTACHMENTS:

Peter's Landing Parking Analysis
Peter's Landing Hours of Operation for Tenants



Calvary Chapel of the Harbour Schedule of Services

Day of Week	Activity	No. of people (attendees)	Location	Time of Day
Sunday	Morning Services	250	Sanctuary	8:00AM – 2:00PM
	Children Study	75	Classrooms	8:00AM – 2:00PM
	Fellowship Hospitality	100	Sanctuary/ Fellowship Hall	8:00AM – 3:30PM
Monday	New Believers	50	Sanctuary or Fellowship Hall	6:00PM – 9:30PM
Tuesday	Bible Study	250	Sanctuary	6:00PM – 9:30PM
Wednesday	Bible Study	250	Sanctuary/Fellowship Hall	6:00PM – 9:30PM
Thursday	Prayer Meeting – Married Couples	150	Sanctuary	6:00PM – 9:30PM
Friday	Sobriety in Christ	20	Fellowship Hall	6:00PM – 10:00PM
	Singles Study/Worship	200	Sanctuary	6:00PM – 10:00PM
Saturday	Men's Prayer & Accountability	50	Fellowship Hall	8:00AM – 12:00PM
	Living Well Women's Ministry	200	Sanctuary	9:00AM – 12:00PM

Special Services and Events:

Easter Services, Christmas Services held on actual Holiday – 250 people
 Week proceeding Christmas – Children Christmas plays in eves after 6:00PM– 100-200 people
 Weddings and Funerals by request so not to conflict with regular services – held on Saturday's
 between 12:00PM and 10:00PM.

The two small offices will be used during typical weekday office hours for administrative
 purposes. Women social meetings occasionally held in Fellowship Hall on weekdays. 10-40
 women

UNCLASSIFIED

PETER'S LANDING - HOURS OF OPERATIONS

AUG 11 2009

BUILDING	UNIT	BUSINESS NAME	BUSINESS TYPE	MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY	
				Open	Closed	Open	Closed	Open	Closed	Open	Closed	Open	Closed	Open	Closed	Open	Closed
16360		VACANT	Restaurant														
16370	16370	Sunset Gondola	Kiosk	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies
16390	100	West Marina Products Inc.	Marine Sales	8:00 AM	6:00 PM	8:00 AM	6:00 PM	8:00 AM	6:00 PM	8:00 AM	6:00 PM	8:00 AM	6:00 PM	8:00 AM	6:00 PM	9:00 AM	5:00 PM
16390	200	Pacific First Mortgage	Office	8:30 AM	5:00 PM	8:30 AM	5:00 PM	8:30 AM	5:00 PM	8:30 AM	5:00 PM	8:30 AM	5:00 PM	closed	closed	closed	closed
16390	201-202	Cellmark, Inc. (Sunset Trading)	Office	8:00 AM	5:00 PM	8:00 AM	5:00 PM	8:00 AM	5:00 PM	8:00 AM	5:00 PM	8:00 AM	5:00 PM	closed	closed	closed	closed
16390	203-209	Executive Offices	Office	8:30 AM	5:00 PM	8:30 AM	5:00 PM	8:30 AM	5:00 PM	8:30 AM	5:00 PM	8:30 AM	5:00 PM	closed	closed	closed	closed
16390		Conference Rooms	Office	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies
16400	100	Bharr Kukreja (Express Tailoring/Clothers)	Retail	7:00 AM	6:00 PM	7:00 AM	6:00 PM	7:00 AM	6:00 PM	7:00 AM	6:00 PM	7:00 AM	6:00 PM	10:00 AM	4:00 PM	closed	closed
16400	101	VACANT	Retail														
16400	105	Milucky's Salon	Salon	closed	closed	10:00 AM	7:00 PM	10:00 AM	7:00 PM	10:00 AM	7:00 PM	10:00 AM	7:00 PM	10:00 AM	7:00 PM	10:00 AM	7:00 PM
16400	106	VACANT	Salon														
16400	107	Haven Harbor Yacht	Office	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	closed	closed	closed	closed
16400	108	Marina Investors	Office	9:00 AM	5:30 PM	9:00 AM	5:30 PM	9:00 AM	5:30 PM	9:00 AM	5:30 PM	9:00 AM	5:30 PM	closed	closed	closed	closed
16400	109	Calayak	Retail	2:00 PM	6:00 PM	2:00 PM	6:00 PM	2:00 PM	6:00 PM	2:00 PM	6:00 PM	2:00 PM	6:00 PM	2:00 PM	6:00 PM	2:00 PM	6:00 PM
16400	110	Himalayan Grill	Restaurant	11:00 AM	3:00 PM	11:00 AM	3:00 PM	11:00 AM	3:00 PM	11:00 AM	3:00 PM	11:00 AM	3:00 PM	11:00 AM	3:00 PM	11:00 AM	3:00 PM
16400	110	Himalayan Grill	Restaurant	5:00 PM	10:00 PM	5:00 PM	10:00 PM	5:00 PM	10:00 PM	5:00 PM	10:00 PM	5:00 PM	10:00 PM	5:00 PM	10:00 PM	5:00 PM	10:00 PM
16400	111	Bank of America	Bank (ATM)	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM
16400	112	Panda Palace	Restaurant	11:00 AM	10:00 PM	11:00 AM	10:00 PM	11:00 AM	10:00 PM	11:00 AM	10:00 PM	11:00 AM	10:00 PM	11:00 AM	10:30 PM	11:00 AM	10:00 PM
16400	117	Hookah Bar	Retail	7:00 AM	1:00 AM	7:00 AM	1:00 AM	7:00 AM	1:00 AM	7:00 AM	1:00 AM	7:00 AM	1:00 AM	7:00 AM	1:00 AM	7:00 AM	1:00 AM
16400	120	Peter's Landing Athletic Club	Health Club	6:00 AM	2:00 PM	6:00 AM	2:00 PM	6:00 AM	2:00 PM	6:00 AM	2:00 PM	6:00 AM	2:00 PM	6:00 AM	2:00 PM	8:00 AM	2:00 PM
16400	120	Peter's Landing Athletic Club	Health Club	4:00 PM	8:00 PM	4:00 PM	8:00 PM	4:00 PM	8:00 PM	4:00 PM	8:00 PM	4:00 PM	8:00 PM				
16400	130	VACANT	Restaurant														
16400	201	Vito Lanuti	Office	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	closed	closed	closed	closed
16400	203	Fearless Records	Office	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	closed	closed	closed	closed
16400	204	Daniel Wood & Kenneth Willette (Onpoint Design)	Office	9:00 AM	6:00 PM	9:00 AM	6:00 PM	9:00 AM	6:00 PM	9:00 AM	6:00 PM	9:00 AM	6:00 PM	closed	closed	closed	closed
16400	205	Lynn Fehner & Associates	Office	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	closed	closed	closed	closed
16400	212	Tak Sun, Inc.	Office	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies
16400	214	Fearless Records	Office	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	closed	closed	closed	closed
16400	215	Bond Laboratories	Office	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	9:00 AM	5:00 PM	closed	closed	closed	closed
16400	217	VACANT	Office	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies
16400	218	Power Turbine, Inc	Office														
16400	219	Law Office of Robert Herron	Office	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies
16400	220	Paros Corporation	Office	9:00 AM	6:00 PM	9:00 AM	6:00 PM	9:00 AM	6:00 PM	9:00 AM	6:00 PM	9:00 AM	6:00 PM	closed	closed	closed	closed
16400	221	Core Plates Center	Office	8:00 AM	5:00 PM	8:00 AM	5:00 PM	8:00 AM	5:00 PM	8:00 AM	5:00 PM	8:00 AM	5:00 PM	closed	closed	closed	closed
16400	222	Sea Tow	Office	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies	varies
16400	02-104	Pelican Isle	Office	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM	12:00 AM	11:59 PM
16400	02-104	Pelican Isle	Restaurant	7:00 AM	1:00 PM	7:00 PM	1:00 AM	7:00 AM	1:00 PM	7:00 PM	1:00 AM	7:00 AM	1:00 PM	7:00 PM	1:00 AM	7:00 AM	1:00 PM
16400	02-208	Luko Management	Office	8:00 AM	5:00 PM	8:00 AM	5:00 PM	8:00 AM	5:00 PM	8:00 AM	5:00 PM	8:00 AM	5:00 PM	closed	closed	closed	closed

ATTACHMENT NO. 4.3

BUILDING	UNIT	BUSINESS NAME	BUSINESS TYPE	MONDAY			TUESDAY			WEDNESDAY			THURSDAY			FRIDAY			SATURDAY			SUNDAY		
				Open	Closed	Ratio	Open	Closed	Ratio	Open	Closed	Ratio	Open	Closed	Ratio	Open	Closed	Ratio	Open	Closed	Ratio	Open	Closed	Ratio
16400	210-211	Ford Bubala & Associates	Office	9:00 AM	5:00 PM		9:00 AM	5:00 PM		9:00 AM	5:00 PM		9:00 AM	5:00 PM		9:00 AM	5:00 PM		closed	closed		closed	closed	
16450	100	VACANT	Restaurant																					
16450	202	Hawks Bay, LLC	Office	8:00 AM	5:00 PM		8:00 AM	5:00 PM		8:00 AM	5:00 PM		8:00 AM	5:00 PM		8:00 AM	5:00 PM		closed	closed		closed	closed	
16450	203	Sunset Beach Limousines	Office	12:00 AM	11:59 PM		12:00 AM	11:59 PM		12:00 AM	11:59 PM		12:00 AM	11:59 PM		12:00 AM	11:59 PM		12:00 AM	11:59 PM		12:00 AM	11:59 PM	
16450	200-201	Brenntag North America	Office	varies	varies		varies	varies		varies	varies		varies	varies		varies	varies		varies	varies		varies	varies	
16470	16470	Starbucks Coffee Company	Restaurant	4:30 AM	10:00 PM		4:30 AM	10:00 PM		4:30 AM	10:00 PM		4:30 AM	10:00 PM		4:30 AM	11:00 PM		4:30 AM	11:00 PM		4:30 AM	10:00 PM	

Nguyen, Tess

From: Tom Golden [tgolden@GOLDENCAPITALGRP.COM]

Sent: Monday, November 23, 2009 1:46 PM

To: Nguyen, Tess; adamsassoc@socar.rr.com

Subject: Church at Peter's Landing

I am retired and live in a condo and have a boat slip in Peter's Landing. I am located about 25 yards from the potential church site. I am writing to state that I am in favor of having the church located there. Peter's Landing already has 4 restaurants/bars which I have no problem with. There are also a variety of other retail stores and I think the church will fit nicely in the complex. Parking should not be a problem because the upstairs offices located in Peter's Landing are generally closed after 5:00 on weekdays and also closed on the weekends. This opens up adequate parking for the church on Sunday's. There is also additional retail and restaurant parking out front. The church will bring additional business to all of Peter's Landing businesses without creating additional competition. After church services many church goers will stroll around the marina gazing at the boats, many of which are for sale, and possibly having brunch at anyone of the restaurants. Peter's Landing along with the boat owners and surrounding residents is like a small community. What's a small community without a church.

Thank you,
Tom

ATTACHMENT NO. 5.1

11/25/2009